

UPDATE SHEET

PLANNING COMMITTEE – 13 FEBRUARY 2018

**To be read in conjunction with the
Head of Planning and Regeneration's Report (and Agenda) This list
sets out: -**

- (a) Additional information received after the publication of the main reports;**
- (b) Amendments to Conditions;**
- (c) Changes to Recommendations**

A1 17/01326/REMM Erection of 166 dwellings with associated public open space, infrastructure and National Forest planting (Reserved matters to outline planning permission reference number 17/00423/VCUM)
Land off Greenhill Road, Coalville

Additional Third Party Representations

Further representations from three individuals have been received, objecting on the following additional grounds to those summarised in the main report, and including the following responses to the amended and additional submissions from the applicant:

- Green screen inclusion welcomed and should be implemented at an early stage in the development process
- Inconsistencies on illustrative material
- Incorrect levels shown on cross-sections
- Greater separation between houses and public open space on the central public open space than on the western one
- No ball games should be stipulated
- Liability for maintenance of roads and open space would pass to new residents if the management company ceases trading who may not be able to afford it
- Proposed stone walls will not have the appearance of drystone
- Should not have back garden fences adjacent to woodland
- Proposed road adjacent to Plot 57 has not been removed from the plans
- Confusion over priority of submitted plans
- Confirmation of removal of “viewing platform” from the western public open space welcomed
- No amphitheatre style seating should be included within the western public open space
- Wall adjacent to Jacquemart Close link owned by David Wilson Homes
- Bund required to western boundary

[The above represents a summary of the submitted representations which are available to view in full if required.]

Additional Comments from the Applicant

In response to some of the additional queries raised by residents, the applicant confirms as follows:

- Ground on the applicant’s side of the western boundary would be made good to approximately 500mm higher than the neighbouring land so as to enable the proposed landscaping to provide the required screening and to allow the drainage easement to work
- There would be no “viewing platform” in the western public open space
- Rebuilding walls with a solid core would be more stable and would have the appearance of drystone
- Post and rail fences are likely to be proposed adjacent to woodland (rather than close boarded)

NO CHANGE TO RECOMMENDATION

A2 **17/00320/REMM** **Erection of 213 dwellings with associated parking and landscaping (Reserved matters to outline planning permission 16/01187/VCIM)**
Land at Grange Road, Hugglescote

An amended site phasing plan has been received which now includes a portion of the central public open space within the phase the subject of this reserved matters application with the intention being that a play area be provided in association with this phase (potentially on a temporary basis) pending the delivery of the remainder of the public open space and play facilities. The updated phasing plan also indicates that, at this stage, an overall yield of 750-760 units within the site as a whole would be anticipated.

Further to concerns over the need to provide street lighting to Grange Road, it is recommended that an amended condition be imposed so as to require a scheme of street lighting to the development (and including to the upgraded footway fronting this part of the site along Grange Road) to be implemented in accordance with a scheme first submitted for approval by the Local Planning Authority.

AMEND CONDITIONS

11 External lighting (and including details of street lighting to Grange Road)

**A3 17/01174/FULM Demolition of the existing building and the
erection of 24 affordable residential units
Police Station, Ashby Road, Coalville**

Additional Information Received:

The Lead Local Flood Authority have now responded to the updated information and raise no objections subject to the imposition of relevant planning conditions.

RECOMMENDATION: PERMIT, subject to the following additional conditions and subject to a legal agreement;

- 15 Construction surface water management plan**
- 16 SUDS maintenance plan**
- 17 Infiltration testing**

A4 17/00921/FUL – 74 High Street, Coalville

Additional information received from the applicant:

Following discussions with officers about the need for planning permission for the re-rendering of the existing property and the re-roofing of the existing property, the applicant has provided amended plans to include these works within the current application. The applicant has also advised that he would like to use cast iron guttering for the scheme.

The applicant has also advised that he would like the opening hours for the restaurant use to be expanded so that the premises can open from 7am, rather than 10am as detailed in the application forms.

Officer comments:

The amended plans detail the re-rendering and painting of the existing property and the removal of the existing concrete tiles and their replacement with new slate roof tiles. Although the details of guttering are not shown on the plans, this would normally be dealt with by condition. The existing building appears tired and it is considered that these works, together with the use of traditional materials would improve the appearance of the building within the Conservation Area and the wider streetscene. Subject to conditions to ensure appropriate materials, it is considered that these elements of the proposal would comply with the NPPF and the provisions of Policies D1 and He1 of the adopted Local Plan.

With regard to the hours of operation, when having regard to the town centre location and the mix of uses within the vicinity, it is not considered that the expansion of the hours of operation for the A3/A5 use as proposed, would give rise to any significantly greater noise and disturbance to neighbouring amenities. Environmental Protection raises no objection to the amended hours of operation and, it is considered that the proposal would accord with the provisions of Policy D2 of the adopted Local Plan.

RECOMMENDATION: NO CHANGE TO RECOMMENDATION, subject to the final conditions including revised hours of operation, amended plans and details of guttering as detailed above.

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